
DIVISION 7. INDUSTRIAL ZONES

SECTIONS:

- 2.7.1 "P-I" PARK INDUSTRIAL ZONE**
2.7.2 "I-1" LIGHT INDUSTRIAL ZONE
2.7.3 "I-2" HEAVY INDUSTRIAL ZONE
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2.7.1 "P-I" PARK INDUSTRIAL ZONE.

2.7.1.1 Purpose. This zone provides for corporate business centers and for wholesaling and manufacturing activities that can be carried on in an unobtrusive, controlled manner.

2.7.1.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Industrial Use Group, Sec. [6.3.6](#)

1. Craftwork "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
2. General Manufacturing "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
3. Motion Picture Industry "[33](#)", subject to: Sec. [3.5.5.1.A](#), .B, .D, .E, .F, and .H and Sec. [3.5.5.4](#)
4. Perishable Goods Manufacturing "[33](#)", subject to: Sec. [3.5.5.2.A](#) and .B and Sec. [3.5.5.1.B](#), .D, .E, .F, and .H (Ord. No. 8722, §1, 6/24/96)
5. Precision Manufacturing "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
6. Processing and Cleaning "[33](#)", subject to: Sec. [3.5.5.1.B](#), .D, .E, .F, and .H
7. Salvaging and Recycling "[33](#)", subject to: Sec. [3.5.5.1.B](#) and Sec. [3.5.5.6.B](#), .D, and .E (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8864, §1, 4/28/97)

B. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[33](#)"
2. Communications "[33](#)", subject to: Sec. [3.5.4.20.A](#) or Sec. [3.5.4.20.B](#), .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
3. Day Care "[33](#)"
4. Financial Service "[33](#)" subject to: Sec. [3.5.4.5.C](#) (Ord. No. 10252, §1, 2/28/06)
 - a. Drive-through services are permitted as an outdoor activity.

5. Food Service "[33](#)", subject to: Sec. [3.5.4.6.A](#) and .C
 - a. Drive-through or drive-in services are permitted as an outdoor activity.
6. Medical Service - Outpatient "[33](#)", subject to: Sec. [3.5.4.8.B](#)
7. Parking "[33](#)"
8. Personal Service "[33](#)"
9. Research and Product Development "[33](#)", subject to: Sec. [3.5.5.1.E](#), .F, and .H
10. Technical Service "[33](#)"
11. Travelers' Accommodation, Lodging, "[33](#)"
- C. Residential Use Group, Sec. [6.3.8](#)
 1. Residential Care Services: Shelter Care - victims of domestic violence "[33](#)", subject to: Sec. [3.5.7.8.A](#), .C.3, and .D
 2. Residential Care Services: Rehabilitation Service or Shelter Care "[33](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, .E, and .F
- D. Retail Trade Use Group, Sec. [6.3.10](#)
 1. Vehicle Rental and Sales "[33](#)", subject to: Sec. [3.5.9.5.B](#) and .C
- E. Storage Use Group, Sec. [6.3.11](#)
 1. Commercial Storage "[33](#)", subject to: Sec. [3.5.10.1](#) and Sec. [3.5.5.1.H](#)
- F. Utilities Use Group, Sec. [6.3.12](#)
 1. Distribution System "[33](#)", subject to: Sec. [3.5.11.1.A](#), .B, and .D
- G. Wholesaling Use Group, Sec. [6.3.13](#)
 1. Business Supply and Equipment Wholesaling "[33](#)", subject to: Sec. [3.5.5.1.H](#)
 2. Construction/Heavy Equipment Wholesaling "[33](#)", subject to: Sec. [3.5.5.1.H](#)
 3. Food and Beverage Wholesaling "[33](#)", subject to: Sec. [3.5.5.1.H](#)

2.7.1.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Retail Trade Use Group, Sec. [6.3.10](#)

1. Swap Meets and Auctions "[33](#)", subject to: Sec. [3.5.9.4](#) and approval through a Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)

B. Residential Use Group, Sec. [6.3.8](#)

1. Residential Care Services: Rehabilitation Service or Shelter Care "[33](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, and .E and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

C. Commercial Services Use Group, Sec. [6.3.5](#)

1. Communications "[33](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .E.1 or .E.2, or Sec. [3.5.4.20.B](#), .C, and .E.3, or Sec. [3.5.4.20.B](#), .C, and .F.2, or Sec. [3.5.4.20.B](#), .C, and .G

(Ord. No. 8813, §1, 3/3/97; Ord. No. 9374, §1, 4/10/00)

D. Civic Use Group, Sec. [6.3.4](#)

1. Educational Use: Elementary and Secondary Schools, limited to Grades 9 through 12, "[34](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9075, §1, 6/15/98)

2.7.1.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

All of the uses listed are subject to Performance Criteria, Sec. [3.5.5](#).

- A. The following are permitted as Secondary Land Uses to the Land Use Classes permitted from the Wholesaling Use Group, Storage Use Group, and Industrial Use Group, limited to those products that are wholesaled, manufactured, or stored on the premises and further limited to twenty-five (25) percent of the total floor area but not to exceed twenty-five hundred (2,500) square feet.

1. Retail Trade Use Group, Sec. [6.3.10](#)

- a. Construction Material Sales, subject to: Sec. [3.5.5.1.H](#)
- b. Food and Beverage Sales, subject to: Sec. [3.5.5.1.H](#)
- c. General Merchandise Sales, subject to: Sec. [3.5.5.1.H](#)
- d. Heavy Equipment Sales, subject to: Sec. [3.5.5.1.H](#)

- B. The following is permitted as a Secondary Land Use to Food Service or Travelers' Accommodation, Lodging, subject to: Sec. [3.5.4.7.A](#) and .B and Sec. [3.5.4.19.C](#).

1. Commercial Services Use Group, Sec. [6.3.5](#)

- a. Alcoholic Beverage Service

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- C. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2](#).A and .B.1.
- D. Family Dwelling is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.7.7](#).
- E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services, Industrial, and Retail Trade Use Groups and to Educational Uses. (Ord. No. 9915, §6, 11/24/03)
 - 1. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8864, §1, 4/28/97)

2.7.1.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.7.1.6 General Restrictions. The following restrictions apply to all land uses and development in this zone.

- A. Sec. [3.5.5.5](#).
- B. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists. (Ord. No. 9078, §1, 6/22/98)

2.7.2 "I-1" LIGHT INDUSTRIAL ZONE.

2.7.2.1 Purpose. This zone provides for industrial uses, that do not have offensive characteristics, in addition to land uses allowed in more restrictive nonresidential zones.

2.7.2.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Industrial Use Group, Sec. [6.3.6](#)

1. Craftwork "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
2. General Manufacturing "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
3. Motion Picture Industry "[34](#)", subject to: Sec. [3.5.5.1](#).A, .B, .E, .F, and .H and Sec. [3.5.5.4](#)
4. Perishable Goods Manufacturing "[33](#)", subject to: Sec. [3.5.5.2](#).A and .B and Sec. [3.5.5.1](#).B, .D, .E, .F, and .H
5. Precision Manufacturing "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
6. Processing and Cleaning "[34](#)", subject to: Sec. [3.5.5.1](#).B, .F, .G, and .H
7. Salvaging and Recycling "[34](#)", subject to: Sec. [3.5.5.6](#).B and .D (Ord. No. 8653, § 1, 2/26/96; Ord. No. 9915, § 6, 11/24/03)
8. Salvaging and Recycling, limited to household goods donation center, "[34](#)", subject to: Sec. [3.5.5.6](#).B and .F; Sec. [3.5.13.3](#); and Sec. [3.5.13.4](#)

(Ord. No. 8864, § 1, 4/28/97; Ord. No. 9915, § 6, 11/24/03; Ord. No. 10225, § 1, 12/13/05)

B. Civic Use Group, Sec. [6.3.4](#)

1. Civic Assembly "[34](#)"
2. Cultural Use "[34](#)"
3. Educational Use: Instructional School "[34](#)"
4. Educational Use: Postsecondary Institution "[34](#)"
5. Membership Organization "[34](#)"
6. Postal Service "[34](#)"
7. Religious Use "[34](#)"

C. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[34](#)"
2. Alcoholic Beverage Service "[34](#)", subject to: Sec. [3.5.4.19](#).C
3. Animal Service "[34](#)"
4. Automotive - Service and Repair "[34](#)"

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5. Billboard "[32](#)", subject to: Sec. [3.5.4.26](#) and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
 6. Building and Grounds Maintenance "[34](#)"
 7. Communications "[34](#)", subject to: Sec. [3.5.4.20](#).A or Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
 8. Construction Service "[34](#)"
 9. Day Care "[34](#)"
 10. Entertainment "[34](#)", subject to: Sec. [3.5.4.4](#).A, .B, .C, and .D and Sec. [3.5.4.19](#).C
 11. Financial Service "[34](#)" subject to: Sec. [3.5.4.5](#).C (Ord. No. 10252, §1, 2/28/06)
 12. Food Service "[34](#)", subject to: Sec. [3.5.4.6](#).C
 13. Funeral Service "[34](#)"
 14. Medical Service - Extended Health Care "[34](#)"
 15. Medical Service - Major "[34](#)"
 16. Medical Service - Outpatient "[34](#)", subject to: Sec. [3.5.4.8](#).B
 17. Parking "[34](#)"
 18. Personal Service "[34](#)"
 19. Research and Product Development "[34](#)"
 20. Technical Service "[34](#)"
 21. Trade Service and Repair, Major, "[34](#)", subject to: Sec. [3.5.4.15](#)
 22. Trade Service and Repair, Minor, "[34](#)"
 23. Transportation Service, Land Carrier, "[34](#)"
 24. Travelers' Accommodation, Lodging, "[34](#)"
- D. Recreation Use Group, Sec. [6.3.7](#)
1. Golf Course "[1](#)"
 2. Recreation "[34](#)"
- E. Residential Use Group, Sec. [6.3.8](#)
1. Residential Care Services: Shelter Care - victims of domestic violence "[35](#)", subject to: Sec. [3.5.7.8](#).A, .C.3, and .D

2. Residential Care Services: Rehabilitation Service or Shelter Care "[35](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, .E, and .F

F. Restricted Adult Activities Use Group, Sec. [6.3.9](#), subject to: Sec. [3.5.8.1](#)

All activity, including the display of any retail items, is to occur within a completely enclosed building and is not to be visible from the exterior.

1. Adult Commercial Services "[34](#)"
2. Adult Industrial Uses "[34](#)"
3. Adult Recreation "[34](#)"
4. Adult Retail Trade "[34](#)"

G. Retail Trade Use Group, Sec. [6.3.10](#)

1. Construction Material Sales "[34](#)"
2. Food and Beverage Sales "[34](#)"
3. General Merchandise Sales "[34](#)"
4. Heavy Equipment Sales "[34](#)", subject to: Sec. [3.5.9.3](#)
5. Swap Meets and Auctions "[34](#)", subject to: Sec. [3.5.9.4](#) (limited to Auctions only)
6. Vehicle Rental and Sales "[34](#)", subject to: Sec. [3.5.9.5.A](#)

H. Storage Use Group, Sec. [6.3.11](#)

1. Commercial Storage "[34](#)", subject to: Sec. [3.5.10.1](#)
2. Personal Storage "[34](#)", subject to: Sec. [3.5.10.3.C](#) and .F (Ord. No. 9631, §1, 12/10/01)

I. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[34](#)", subject to: Sec. [3.5.11.1.A](#), .B, and .D

J. Wholesaling Use Group, Sec. [6.3.13](#)

1. Business Supply and Equipment Wholesaling "[34](#)"
2. Construction/Heavy Equipment Wholesaling "[34](#)"
3. Food and Beverage Wholesaling "[34](#)"

(Ord. No. 8722, §1, 6/24/96)

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2.7.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Residential Use Group, Sec. [6.3.8](#)

1. Family Dwelling "[34](#)", subject to: Sec. 3.5.7.10 and approval through a Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)

B. Commercial Services Use Group, Sec. [6.3.5](#)

1. Alcoholic Beverage Service - Large Bar "[36](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)
2. Communications "[36](#)", subject to: Sec. [3.5.4.20.B](#), .C, and .E.1 or .E.2, or Sec. [3.5.4.20.B](#), .C, and .E.3, or Sec. [3.5.4.20.B](#), .C, and .F.2, or Sec. [3.5.4.20.B](#), .C, and .G (Ord. No. 8813, §1, 3/3/97; Ord. No. 9374, §1, 4/10/00)
3. Entertainment - Dance Hall "[36](#)", subject to: Sec. [3.5.4.19.B](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)
4. Food Service, limited to a soup kitchen, "[34](#)", subject to: Sec. [3.5.4.6.D](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)
5. Medical Service - Outpatient, limited to a blood donor center, "[34](#)", subject to: Sec. [3.5.4.8.C](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 8722, §1, 6/24/96; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8813, §1, 3/3/97)

C. Retail Trade Use Group, Sec. [6.3.10](#)

1. Swap Meets and Auctions "[34](#)", subject to: Sec. [3.5.9.4](#) and approval through Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)
2. Food and Beverage Sales - Large Retail Establishment "[34](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)
3. General Merchandise Sales - Large Retail Establishment "[34](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)

D. Civic Use Group, Sec. [6.3.4](#)

1. Correctional Use - Custodial Facility "[34](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)
2. Correctional Use - Jail or Prison "[34](#)", subject to: Sec. [3.5.3.4.B.1](#), .3.e, .4.d, .5.c, .6.c, .7, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)

3. Educational Use: Elementary and Secondary Schools, limited to Grades 9 through 12, "[34](#)", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

E. Industrial Use Group, Sec. [6.3.6](#)

1. Perishable Goods Manufacturing "[34](#)", subject to: Sec. [3.5.5.1](#) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53 (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9634, §2, 12/10/01)

2.7.2.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Family Dwelling is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.7.7](#).
- B. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2](#).A and .B.4.
- C. The following is permitted as a Secondary Land Use to all uses in the Commercial Services, Industrial, and Retail Trade Use Groups to Educational Use, and to Religious Use. (Ord. No. 9915, §6, 11/24/03)

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. [6.3.6](#)

- a. Perishable Goods Manufacturing, subject to: Sec. [3.5.5.2](#).F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

2.7.2.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.7.2.6 General Restrictions. The following restrictions apply to all land uses and development in this zone.

A. Sec. [3.5.5.5](#).

- B. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists. (Ord. No. 9078, §1, 6/22/98)

2.7.3 "I-2" HEAVY INDUSTRIAL ZONE.

2.7.3.1 Purpose. This zone provides for industrial uses that are generally nuisances, making them incompatible with most other land use. These nuisances may be in the form of air pollutants; excessive noise, traffic, glare, or vibration; noxious odors; the use of hazardous materials; or unsightly appearance.

2.7.3.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#).

A. Industrial Use Group, Sec. [6.3.6](#)

1. Craftwork "[35](#)", subject to: Sec. [3.5.5.1](#)
2. General Manufacturing "[35](#)", subject to: Sec. [3.5.5.1](#)
3. Heavy Equipment Manufacturing "[35](#)", subject to: Sec. [3.5.5.1](#)
4. Motion Picture Industry "[35](#)", subject to: Sec. [3.5.5.1](#)
5. Perishable Goods Manufacturing "[35](#)", subject to: Sec. [3.5.5.1](#) and Sec. [3.5.5.2](#).A and .B (Ord. No. 8722, §1, 6/24/96)
6. Precision Manufacturing "[35](#)", subject to: Sec. [3.5.5.1](#)
7. Processing and Cleaning "[35](#)", subject to: Sec. [3.5.5.1](#)
8. Salvaging and Recycling "[35](#)", subject to: Sec. [3.5.5.6](#).B and .D (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §6, 11/24/03)
9. Salvaging and Recycling, limited to household goods donation center, "[35](#)", subject to: Sec. [3.5.5.6](#).B and .F; Sec. [3.5.13.3](#); and Sec. [3.5.13.4](#)

(Ord. No. 8582, §1, 9/25/95; Ord. No. 8722, §1, 6/24/96; Ord. No. 9915, §6, 11/24/03)

B. Commercial Services Use Group, Sec. [6.3.5](#)

1. Administrative and Professional Office "[35](#)"
2. Automotive - Service and Repair "[34](#)" (Ord. No. 9138, §1, 10/5/98)
3. Billboard "[32](#)" subject to: Sec. [3.5.4.26](#) and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
4. Building and Grounds Maintenance "[35](#)"
5. Communications "[35](#)", subject to: Sec. [3.5.4.20](#).A or Sec. [3.5.4.20](#).B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
6. Day Care "[35](#)"
7. Financial Service "[35](#)" subject to: Sec. [3.5.4.5](#).C (Ord. No. 10252, §1, 2/28/06)
8. Food Service "[35](#)"

9. Parking "[35](#)"
10. Research and Product Development "[35](#)"
11. Technical Service "[35](#)"
12. Trade Service and Repair, Major, "[35](#)", subject to: Sec. [3.5.4.15](#)
13. Trade Service and Repair, Minor, "[35](#)"
14. Transportation Service, Land Carrier, "[35](#)"
15. Travelers' Accommodation, Lodging, "[35](#)"

(Ord. No. 8610, §1, 11/27/95; Ord. No. 8722, §1, 6/24/96; Ord. No. 9138, §1, 10/5/98)

C. Retail Trade Use Group, Sec. [6.3.10](#)

1. Construction Material Sales "[35](#)"
2. General Merchandise Sales "[35](#)"
3. Heavy Equipment Sales "[35](#)", subject to: Sec. [3.5.9.3](#)
4. Swap Meets and Auctions "[35](#)", subject to: Sec. [3.5.9.4](#)
5. Vehicle Rental and Sales "[35](#)", subject to: Sec. [3.5.9.5.A](#) (Ord. No. 8653, §1, 2/26/96)

(Ord. No. 8722, §1, 6/24/96)

D. Storage Use Group, Sec. [6.3.11](#)

1. Commercial Storage "[35](#)"
2. Personal Storage "[35](#)", subject to: Sec. [3.5.10.3.C](#) and .F (Ord. No. 9631, §1, 12/10/01)

(Ord. No. 8722, §1, 6/24/96)

E. Utilities Use Group, Sec. [6.3.12](#)

1. Distribution System "[35](#)"

(Ord. No. 8722, §1, 6/24/96)

F. Wholesaling Use Group, Sec. [6.3.13](#)

1. Business Supply and Equipment Wholesaling "[35](#)"
2. Construction/Heavy Equipment Wholesaling "[35](#)"

3. Food and Beverage Wholesaling "[35](#)"

(Ord. No. 8722, §1, 6/24/96)

G. Any Land Use Class not allowed as a Permitted Land Use or a Special Exception Land Use in any other zone or as a Special Exception Land Use within the I-2 zone, provided the Development Designator used is the one listed below for the respective use group.

1. Agricultural Use Group, Sec. [6.3.3](#), "[30](#)"
2. Civic Use Group, Sec. [6.3.4](#), "[34](#)"
3. Commercial Services Use Group, Sec. [6.3.5](#), "[30](#)"
4. Industrial Use Group, Sec. [6.3.6](#), "[35](#)", subject to: Sec. [3.5.5.1](#)
5. Recreation Use Group, Sec. [6.3.7](#), "[35](#)"
6. Restricted Adult Activities Use Group, Sec. [6.3.9](#), "[30](#)"
7. Retail Trade Use Group, Sec. [6.3.10](#), "[30](#)"
8. Storage Use Group, Sec. [6.3.11](#), "[35](#)"
9. Utilities Use Group, Sec. [6.3.12](#), "[35](#)"
10. Wholesaling Use Group, Sec. [6.3.13](#), "[35](#)"

(Ord. No. 8722, §1, 6/24/96)

Editor's Note: Sec. 2.7.3.2.B was repealed by Ord. No. 8722, §1, adopted by Mayor and Council on June 24, 1996. As a result of this revision, the remaining Land Use Groups and Classes within this Section were realphabetized and renumbered for consistency with the remainder of the Code.

2.7.3.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. [3.2.3](#). For further information concerning Special Exception Land Use applicability, refer to Sec. [5.3.9](#). (Ord. No. 8653, §1, 2/26/96)

A. Agricultural Use Group, Sec. [6.3.3](#)

1. Stockyard Operation "[35](#)", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8722, §1, 6/24/96)

B. Civic Use Group, Sec. [6.3.4](#)

1. Correctional Use - Custodial Facility "[35](#)", subject to: Sec. [3.5.3.4](#).B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)

2. Correctional Use - Jail or Prison "[35](#)", subject to: Sec. [3.5.3.4](#).B.1, .3.e, .4.d, .5.c, .6.c, .7, .8, .9, and 10 and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#); or

Correctional Use - Jail or Prison "[35](#)", subject to: Sec. [3.5.3.4](#).B.1, .6.b, .7, .8, .9, .10, Sec. [3.5.3.4](#).C, and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#)

(Ord. No. 8722, §1, 6/24/96; Ord. No. 9239, §1, 6/14/99; Ord. No. 9967, §2, 7/1/04)

C. Commercial Services Use Group, Sec. [6.3.5](#)

1. Alcoholic Beverage Service - Large Bar "[36](#)", subject to: Sec. [3.5.4.19](#).B and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)
2. Communications "[36](#)", subject to: Sec. [3.5.4.20](#).B, .C, and .E.1 or .E.2, or Sec. [3.5.4.20](#).B, .C, and .E.3, or Sec. [3.5.4.20](#).B, .C, and .F.2, or Sec. [3.5.4.20](#).B, .C, and .G (Ord. No. 8813, §1, 3/3/97; Ord. No. 9374, §1, 4/10/00)
3. Entertainment - Dance Hall "[36](#)", subject to: Sec. [3.5.4.19](#).B and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9967, §2, 7/1/04)
4. Medical Service - Outpatient, limited to a blood donor center, "[34](#)", subject to: Sec. [3.5.4.8](#).C and approval through a Zoning Compliance Review in accordance with Sec. 23A-31 (Ord. No. 9967, §2, 7/1/04)
5. Transportation Service, Air Carrier, "[35](#)", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 8722, §1, 6/24/96; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8722, §1, 6/24/96; Ord. No. 8813, §1, 3/3/97)

D. Industrial Use Group, Sec. [6.3.6](#)

All of the uses listed below must be at least three hundred (300) feet from any nonindustrial zone, except where the use of the nonindustrially zoned property is railroad or freeway right-of-way, and are subject to any other conditions listed for the use.

1. Extraction "[35](#)", subject to: Sec. [3.5.5.3](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#)
2. Hazardous Material Manufacturing "[35](#)", subject to: Sec. [3.5.5.1](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 8722, §1, 6/24/96)
3. Perishable Goods Manufacturing "[35](#)", subject to: Sec. [3.5.5.1](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 8722, §1, 6/24/96)
4. Primary Manufacturing "[35](#)", subject to: Sec. [3.5.5.1](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 8722, §1, 6/24/96)
5. Refining "[35](#)", subject to: Sec. [3.5.5.1](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#).
6. Salvaging and Recycling "[35](#)", subject to: Sec. [3.5.5.1](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#) (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8582, §1, 9/25/95; Ord. No. 8722, §1, 6/24/96; Ord. No. 9967, §2, 7/1/04)

E. Residential Use Group, Sec. [6.3.8](#)

1. Residential Care Services: Rehabilitation Service or Shelter Care "[35](#)", subject to: Sec. [3.5.7.8.A](#), .C.4, .D, and .E and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53

(Ord. No. 8722, § 1, 6/24/96; Ord. No. 9967, § 2, 7/1/04)

F. Storage Use Group, Sec. [6.3.11](#)

1. Hazardous Material Storage "[35](#)", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#)

(Ord. No. 8722, § 1, 6/24/96; Ord. No. 9967, § 2, 7/1/04)

G. Utilities Use Group, Sec. [6.3.12](#)

All of the uses listed below must be at least three hundred (300) feet from any nonindustrial zone, except where the use of the nonindustrially zoned property is railroad or freeway right-of-way, and are subject to any other conditions listed for the use.

1. Sanitation System "[35](#)", subject to: Sec. [3.5.5.1](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#)

(Ord. No. 8582, § 1, 9/25/95; Ord. No. 8722, § 1, 6/24/96; Ord. No. 9967, § 2, 7/1/04)

H. Wholesaling Use Group, Sec. [6.3.13](#)

1. Hazardous Material Wholesaling "[35](#)", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#)

(Ord. No. 8722, § 1, 6/24/96; Ord. No. 9967, § 2, 7/1/04)

Editor's Note: Sec. 2.7.3.3.F, .G, and .H, as added by Ord. No. 8722, § 1, was adopted by Mayor and Council on June 24, 1996. As a result of these additions, these subsections and the remaining Land Use Groups and Classes within this Section were realphabetized and renumbered for consistency with the remainder of the Code.

I. Retail Trade Use Group, Sec. [6.3.10](#)

1. General Merchandise Sales - Large Retail Establishment "[35](#)", subject to: Sec. [3.5.9.7](#) and approval through a Zoning Examiner Legislative Procedure, Sec. [5.4.1](#) and Sec. [5.4.3](#)

(Ord. No. 9293, § 1, 9/27/99; Ord. No. 9967, § 2, 7/1/04)

2.7.3.4 **Secondary Land Uses.** The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. [3.2.4](#) and to any additional requirements listed with the use. (Ord. No. 8653, § 1, 2/26/96)

All land uses listed are to comply with Performance Criteria, Sec. [3.5.5](#).

- A. Commercial Services Use Group, Sec. [6.3.5](#)
 - 1. Medical Service - Major
 - 2. Medical Service - Outpatient
- B. Retail Trade Use Group, Sec. [6.3.10](#)
 - 1. Food and Beverage Sales
- C. Family Dwelling is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.7.7](#).
- D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. [3.5.10.2](#).A and .B.4.
- E. The following is permitted as a Secondary Land Use to all uses in the Commercial Services, Industrial, and Retail Trade Use Groups.
 - 1. Industrial Use Group, Sec. [6.3.6](#)
 - a. Salvaging and Recycling, subject to: Sec. [3.5.5.6](#).A and .C (Ord. No. 9915, §6, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.7.3.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. [3.2.5](#).

2.7.3.6 General Restrictions. The following restrictions apply to all land uses and development in this zone.

- A. Sec. [3.5.5.5](#).
- B. On land uses in the Industrial Use Group, traffic circulation must be designed so that access to the site is from a major street or from a local street which is not an internal residential neighborhood street and which does not provide access to residentially zoned areas unless no alternative exists. (Ord. No. 9078, §1, 6/22/98)

